

DUNES CITY PLANNING COMMISSION

REGULAR MEETING

APRIL 23, 2003 --- 7:00 P.M.

I. ROLL CALL

Chair, Lee Riechel, called the meeting to order at 7:01 p.m.

Present: Chair Lee Riechel; Vice-Chair Fred Hilden; Les Zemlicka Planning Secretary, Jeannie Cerda. There were three people in the audience at the beginning of the meeting.

II. APPROVAL OF MINUTES

ActionA motion was made by F. Hilden and seconded by L. Zemlicka to not approve the minutes of the March 19, 2003 Work-Session. Regular Meeting, until the minutes were re-written. The voting was unanimous and the motion carried.

3-Aye, 0-Nay

III. ANNOUNCEMENTS AND CORRESPONDENCE

None

IV. PUBLIC HEARINGS

A. Conditional Use Permit- Minor Partition of Tax Lot 200 on Map 20-12-00, Marvin P. Beckman, Applicant

Chair, Lee Riechel, announced that the application was for a Conditional Use Permit to build a home a dock on tax lot 200, map 20-12-00. He stated for the record that the property applicant is Marvin P. Beckman, the owner is Robert C. Jenkins; Power of Attorney for Mr. Jenkins is Jeannette Jenkins. Ms. Jenkins signed a letter authorizing Mr. Beckman to proceed with the request. L. Riechel stated that the sale of the property is contingent upon the granting of the Conditional Use Permit. L. Riechel reviewed portions of the Staff report and procedures for adopting the Staff Report.

The public hearing rules and procedures were explained and the "raise it or waive it" rule was read. The Minor Partition criteria were projected on the wall. Chair Riechel stated for the record that there had been a meeting at the property site. He stated that he and commissioners,

Karnes, Hardeman, and Puderbaugh had visited the site. Commissioner Spankroy visited the site at an earlier time. Chair Riechel polled the commissioners for discovery of any additional findings, ex-parte, or conflicts of interest. None were declared.

Chair Riechel asked the applicant to address the criteria in his presentation and to state how his application meets that criterion:

Chair Riechel opened the public hearing at 7:22 p.m.

Marvin P. and Darlene Beckman: Florence, Oregon 97439

Mrs. Beckman that they have done a great deal of research regarding the property and developing a plan for the best use of the property Tax Lot 200. She stated that they would like to build a single-family residence on the property as a full-time residence in the general location indicated on the map they submitted. She stated that the placement of the home might vary depending on the septic placement. She stated that all setbacks could be met. There is currently an approved septic site location on the property. There will be boat access to the property. They are currently working putting together the best way to go about developing the access and finding permanent parking and possibly a second residence in the Westlake area.

She stated that the reason they are applying for a Conditional Use Permit is because the property has an Open Space Overlay on the property, which requires a conditional use permit.

Proponents

None

Opponents

None

Other

Rick Cox: No Comment either way until he has heard all the discussion.

L. Riechel stated that the Planning Commission would allow Mr. Cox to make a comment after he has heard all the information and discussion.

J. Cerda stated that Mrs. Beckman expressed concern that the City may require a specific site for the home. She stated that Mrs. Beckman indicated that there was no way of knowing the exact location until they

are able to clear the property and have Lane County determine the exact location of the septic system.

L. Riechel stated that he would not want to require a specific location for the home. He stated that since there is an Open Space Overlay, a site review would be required. At the time of the site review.

Chair Riechel closed the public hearing at 8:23

A lengthy discussion was had regarding the access to the property. Although the access is a recorded driveway easement, a logging road was placed over the driveway easement, not in compliance with DCCO.

VI. NEW BUSINESS

VII. OLD BUSINESS

A. Dunes City Code of Ordinances Revision - Update

VIII. ADJOURNMENT